

Clear Springs Place

HOA News

March 5, 2010

I Hope the New Year finds all neighbors of Clear Springs Place HOA doing well. Just a few reminders to all Clear Springs Place residents to help make Clear Springs Place a better neighborhood.

- ❖ The HOA paid to have the upper parking lot on Silver Springs Lane landscaped last October. Please do not dump tree limbs or other waste in the ground area of the upper parking lot. Debris left in the ground areas of the parking lot or by the street curb will destroy the ground cover planted at the expense of the HOA. In February someone deposited large tree branches on the area near the curb of the parking lot. Placing debris such as this will certainly destroy what has been planted. The HOA appreciates your cooperation so that your HOA dues are applied toward upkeep that last. It is important to all of us to have attractive common areas as this impacts everyone's property values.
- ❖ It is always great to see our neighbors that enjoy walking their dogs, but please be sure to pick up after your dog!
- ❖ As a gentle reminder, any planned spring outdoor renovations such as fencing, changes to home trim color, adding or removing trees etc. must be approved by the architectural committee before the projects can begin. Excel Property Management can provide homeowners with architectural request forms.
- ❖ Don't forget HOA dues have gone up by \$2.00 effective January 1, 2010.

To stay on top of upcoming events and general HOA information please bookmark our Website:

<http://www.clearspringsplace.com/>

UPCOMING EVENTS

- ❖ ***Annual Neighborhood Garage Sale:
April 24. (rain date: May 1)***
- ❖ ***2010 HOA Board Meetings:
March 18, June 10 &
September 9.***
- ❖ ***2010 Neighborhood Socials:
June 13 and September 12.***



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- ❖ ***President's Letter***
- ❖ ***Minutes from
Homeowners Annual
Meeting, February 4***
- ❖ ***Helpful Contacts***

Thanks to all of our neighbors for keeping our neighborhood one of the best in the area. A special thanks to those who recently helped improve our "street curb" appeal by complying with the HOA's fence upkeep project.

I look forward to seeing many of you at the upcoming neighborhood events. Let's get out and see old neighbors and meet new ones.

Best to All
Lynn Hale
CSP HOA President

2010 Home Owner's Annual Meeting:

We had a reasonable turn out at our annual meeting on February 4th. However, we would like to see all homeowners at the meeting!

Here are the minutes from the Annual Meeting:

Clear Springs Place Homeowners Association
Annual Meeting Minutes.

February 4, 2010

Lynn Hale called the meeting to order at 7:15 PM. There was a quorum at the meeting. The proof of notice of the meeting was verified.

2009 Accomplishments

Lynn began the meeting with the Officer's report noting the accomplishments in 2009:

- ◆ Painted townhome doors and window trims.
- ◆ Final fix of concrete drain behind townhomes.
- ◆ Replaced pool utility shed.
- ◆ Bottom surface of community pool repaired.
- ◆ Landscaped upper parking lot (Silver Springs Lane).
- ◆ Newsletter sent out in August.

HOA COMMITTEE CHAIRS

- ◆ **Architectural Committee:**
Kevin Thompson
- ◆ **Social Committee:**
Anna Gregory
- ◆ **Landscape/Pool Committee:**
Frank Wilbanks
- ◆ **Crime Watch Committee**
Kathy Hennion
- ◆ **Welcoming Committee:**
Paige Spartano

HOA Treasury Report

John Vandewater then provided the Treasury report where he reported a shortfall of \$5.5K instead of the planned surplus of \$3K. The key drivers for the operating loss were summarized as follows:

- ❖ \$ 3K revenue write-off due to property foreclosure.
- ❖ \$ 2.5K in pool repairs.
- ❖ \$ 4K over budget on utilities (multiple pool drainage / refills required)
- ❖ \$ 1K Miscellaneous expenses items under budget

Net: \$-5.5K loss relative to budget expectations of \$3K surplus.

Capital expenditures from the restricted reserve for the year were \$12.8K. As a result of the operating loss and drawdown of reserves, it was noted that annual dues have been increased by \$2 this year. The objective is to ensure a break even budget while increasing the reserves.

Committee Updates

Committee reports followed. Sign-up sheets were made available and homeowners were encouraged to join one or more committees.

- **Social Committee** – Anna Gregory discussed the two socials and the successful garage sale. It was advised the garage sale would be April 24th with the rainout date of May 1st.
- **Architectural Committee** – Lynn Hale discussed the process they went through sending out letters to homeowners whose fences were not in compliance and by the end of 2009 all fences were brought into compliance.
- **Welcoming Committee** – Lynn Hale advised there were 8 welcoming packets given out to new renters/homeowners by various committee members.
- **Crime Watch Committee** – Lynn Hale advised in Kathy's absence that she continues to send out the emails on our neighborhood crime watch efforts.
- **Landscape and Pool Committee** – Frank Wilbanks reported on the committee's activity for 2009: bottom of pool repaired, upper parking area landscaped, and pool utility shed replaced. Frank is working to put together the actions needed in 2010 such as painting the wrought iron fence around the pool, mulching around the pool, and painting the light poles in the common areas.

2010 HOA Board Member Elections

Elections were held for three board positions up for re-election. Sheila Lustfield advised who was on the ballot:

Lynn Hale - running again,
Jane Perrin - running again,
Kevin Thompson nominated for open position.

Sheila asked if there were any additional nominees from the floor. No additional names were added. Sheila called for a vote by acclamation. Sue Andrews first and Anna Gregory seconded.

2010 Clear Springs Place HOA board members are listed in the box below.

There was no unfinished business.

New Business:

- Discussed the two broken patio (pool) tables and reviewed options.

1. Don't replace them and only have two tables.
2. Replace the two tables with wrought iron tables.

Reviewed pricing put together by Gloria Giron for wrought iron patio tables. Best price was from Home Depot at \$90. Decision was made to purchase four new wrought iron tables and sell the remaining two glass top patio tables at the annual garage sale for \$50 each.

It was decided this is the best solution to avoid future expense associated with draining and filling the pool as a result of high winds causing the patio tables to fall and shatter tempered glass into the pool.

- It was mentioned by a couple different folks about the resident who is working on cars at his home, 3106 Silver Springs Lane. The resident at 3106 currently rents. Complaints have been made that there are tow trucks coming through the neighborhood, lots of vehicles parked in his drive way, which brings in more strangers to the neighborhood.

<p style="text-align: center;">HOA Board Members</p> <ul style="list-style-type: none">◆ President: Lynn Hale◆ Vice President: Paige Spartano◆ Secretary: Jane Perrin◆ Treasurer: John Vandewater◆ Directors: Gloria Giron Frank Wilbanks Kevin Thompson

Lynn Hale advised that she had originally agreed with the resident that they would stop working on cars as of Jan 1, 2010. However the resident advised her in mid December, someone had called the City of Richardson on him. The City told him he could work on cars as long as the garage door was closed. The resident further mentioned that he would probably move from the neighborhood sometime in the April, 2010 time frame. Lynn mentioned that she and Sheila had discussed this problem. Sheila advised that we can send the home owner a letter sighting articles 8.10 on parking disabled vehicles, etc. and 8.11 about annoyance, of our bylaws requesting him to stop. It was agreed that Sheila is to proceed with sending a letter to the home owner.

HELPFUL CONTACTS

- ◆ **Property Manager/ Architectural Request:**
Sheila Lustfield
972 881-7488
slustfield@excelam.com
- ◆ **HOA Web Site Address:**
www.clearspringsplace.com
- ◆ **For Club House Rental:**
Kristy Pond
972 881-7488
- ◆ **HOA Email Address:**
HOA@clearspringsplace.com

- Bob Murphy brought up a concern with a large drain run off by Gil's house; Bob gave Sheila the exact address. It was thought to be a problem with sprinklers running too long. Sheila will have Jay check the sprinklers in the vicinity of the drainage issue.
- Carolyn Adriance, 3013 Silver Springs Ln, advised that there is a problem by her townhome with the ground shifting by the utility ground box near her home. Sheila will look into the problem.

David Gregory motioned to adjourn the meeting and Ruben Martinez seconded the motion. Meeting was adjourned.

Please Note: **New HOA email address.** All HOA email communications will be shared via the HOA email address: **HOA@clearspringsplace.com**

To make sure this email is not sent to your "junk/bulk" folder, select "Add/save to Address Book" in your email browser and follow the appropriate instructions.

****We look forward to your participation at the HOA Neighborhood Garage Sale - April 24!**

